

Applicant	City of Fort Lauderdale	
Request	Site Plan Approval/Waterway Use	
Location	1101 Bayview Drive	
Legal Description	Acreage in 36-49-42, A portion of Government Lot 5	
Property Size	19.40 Acres	
Zoning	P	
Existing Land Use	George English Park	
Future Land Use Designation	Park – Open Space	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Permitted Uses, Park – Open Space	
Other Required Approvals	Subject to 30-day waiting period for City Commission Request for Review	
Applicable ULDR Sections	Sec. 47-8.14 and 8.30, List of permitted and conditional uses, Parks, Recreation and Open Space (P) District and Table of Dimensional Requirements; Sec. 47-23.8, Waterway Use; Sec. 47-25.2, Adequacy Requirements; Sec. 47-25.3, Neighborhood Compatibility Requirements	
Setbacks/Yards	Required	Proposed
	Front	25'
	Rear	106'2" to nearest structure
	Side (West)	Over 500'
	Side (East)	80' to lagoon
Lot Density	N/A	106'2" to nearest structure
Lot Size	None	N/A
Lot Width	None	19.4 Acres
Building Height	60' Max.	N/A
Structure Length	N/A	20'
Floor Area	None	N/A
VUA Landscaping	Not listed on landscape plan due to minor site plan amdt	0.01 FAR
Landscaping Lot Coverage	Not listed on landscape plan due to minor site plan amdt	N/A
Open Space	Not listed on landscape plan due to minor site plan amdt	N/A
Parking	69 spaces	69 spaces
Notification Requirements	Sign posting 15 days prior to meeting	
Action Required	Approve, Approve with conditions, Deny	
Project Planner	Name and Title	Initials
	Angela Csinsi, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
Authorized By		
Approved By	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

This application is for Site Plan Approval to demolish an existing recreation building and to construct a new recreation building as well as picnic pavilions of equal capacity.

Property/Project Description:

George English Park was reviewed and approved by the City Commission on July 15, 1997 and was subsequently amended for height and lighting revisions. These changes were approved by the Planning and Zoning Board on June 16, 1999.

This application was reviewed by DRC on July 22, 2003 and all comments have been addressed. It is before the Planning Zoning Board as a waterway use.

Parking and Traffic:

The parking space requirement as listed on Sheet A-3 of the plan set is 69 parking spaces. All parking requirements have been satisfied. No traffic improvements were required with this application.

Adequacy and Neighborhood Compatibility:

See **Exhibit 1** attached.

Comprehensive Plan Consistency:

Consistent with Future Land Use Element, Permitted Uses, Park – Open Space

Staff Determination:

The application must comply with the Adequacy and Neighborhood Compatibility Requirements found in ULDR Sections 47-25.2 and 47-25.3 as stated above. They must also meet the Waterway Use criteria found in ULDR Sec. 47-23.8. This sections states the following:

Sec. 47-23.8. Waterway use.

- A. Buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. Special provisions are needed to realize these objectives, which can be stated only in general terms, and at the same time permit a reasonable use of land and depend on details of design of the buildings, appurtenances, yards and landscaping and their

relation to the waterway and other uses on the waterway. **See architectural style narrative provided by the applicant (Exhibit 2).**

- B. For purposes of this Sec. 47-23.8, "on a waterway" means a development site which abuts a waterway. Any proposed nonresidential or multifamily use on a waterway shall require a site plan level III development permit, as provided in Section 47-24, Development Permits and Procedures. The application shall include all elevations visible from the waterfront. A use on a waterway shall, in addition to all other requirements of the ULDR, meet the requirements as follows:

1. A twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily waterfront uses, unless specifically approved by the planning and zoning board. The twenty (20) foot yard shall not apply to marinas or yacht clubs. **The proposed recreation buildings and picnic pavilions do not encroach into the twenty (20) foot landscaped yard.**
2. Review of Neighborhood Compatibility, Scale, Bulk and Mass, as provided in Sec. 47-25.3.A.3.e.i. **See attached narrative provided by the applicant (Exhibit 1).**

- C. Any property zoned B-2, B-3 or I which abuts a waterway shall be used for a marina, a hotel marina, or a shipyard, where such uses are permitted within the B-2, B-3 or I zoning districts. **Not applicable.**

Staff concurs with the applicant's assessment that these criteria have been met.

Planning & Zoning Board Determination:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not

become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.

2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant